

LOT 38
IN OR 2141/1647
BRADY POINT PRESERVE PB 7/76

NORTON THOMAS & ROBIN
96029 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0180-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4014.00
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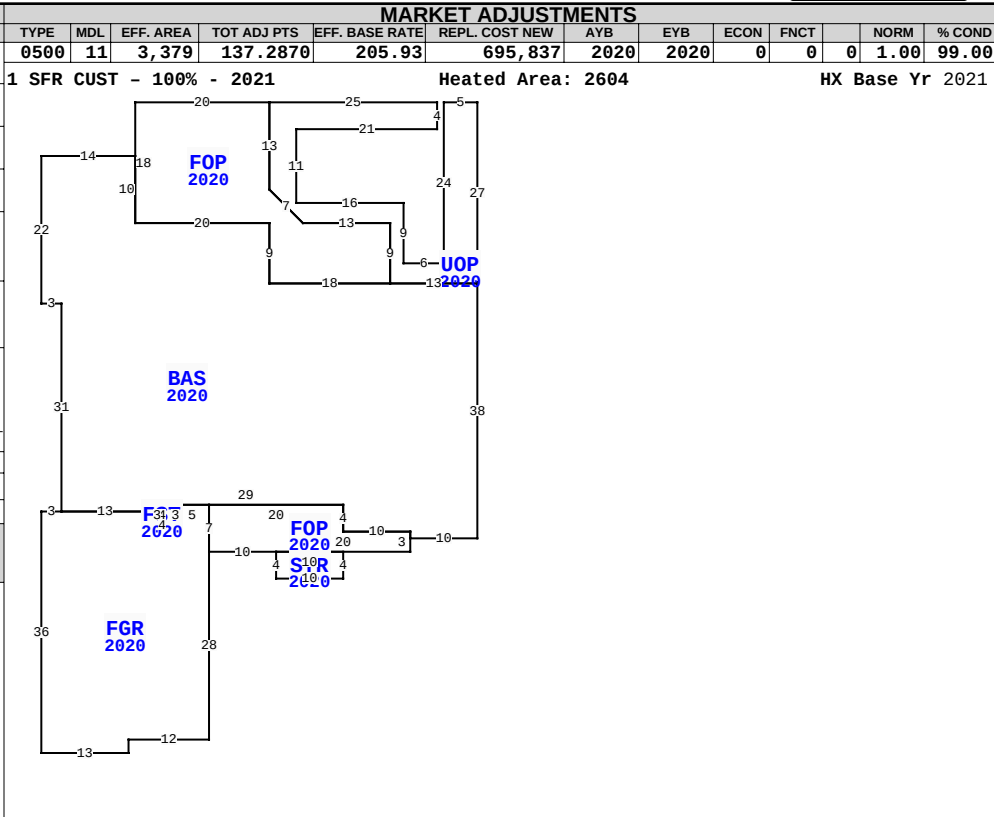
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2,604	530,880
FGR	873	55	480	97,858
FOP	170	30	51	10,397
FOP	535	30	160	32,620
FST	12	55	7	1,428
STR	40	10	4	816
UOP	363	20	73	14,883

TOTALS	4,597		3,379	688,879
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	
3	0811	CONCRETE B	0 100	72	12	864.00	SF	5.20	5.20	100	2020	2020	3	99	4,448	
4	0855	CONC PAVER	0 100	0	0	968.00	SF	10.00	10.00	100	2020	2020	3	99	9,583	
5	1123	CB 8"	0 100	29	0	116.00	SF	6.15	6.15	100	2020	2020	3	99	706	
6	0861	POOL GUNIT	0 100	0	0	296.00	SF	85.00	85.00	100	2020	2020	3	93	23,399	
7	0911	SCRN RM A	0 100	0	0	662.00	SF	17.50	17.50	100	2020	2020	3	90	10,427	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



96029 BRADY POINT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																56,528
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TOTAL OB/XF													56,528		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	195,000.00	195,000.00	195,000.00			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		688,879	
TOTAL MARKET OB/XF VALUE		56,528	
TOTAL LAND VALUE - MARKET		195,000	
TOTAL MARKET VALUE		940,407	
SOH/AGL Deduction		180,485	
ASSESSED VALUE		759,922	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		709,922	
TOTAL JUST VALUE		940,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		900,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1912353	CO ISSUED	0	09/29/2020
B2006723	SCRN ENCLSR	9,500	08/01/2020
B2000794	SWIM POOL	20,000	01/28/2020
19012353	NEW CONSTR	376,871	12/03/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2141/1647	8/21/2017	WD	Q	V	02
GRANTOR: BUSHONG CHARLES ROBER					
GRANTEE: NORTON THOMAS & ROB					
1713/0966	11/23/2010	WD	U	V	11
GRANTOR: BUSHONG INSURANCE ASS					
GRANTEE: BUSHONG CHARLES R					

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP=[YR=2020] N27 W5 S24 W6 N9 W16 N11 E21 N4 W25 S13 D5 R5 E13 S9 E13\$ BAS=[YR=2020] W13 FOP=[YR=2020] N9 W13 U5 L5 N13 W20 S18 E20 S9 E18\$ W18 N9 W20 N10 W14 S22 E3 S31 FGR=[YR=2020] W3 S36 E13 N2 E12 N28 FOP=[YR=2020] E10 STR=[YR=2020] S4 E10 N4 W10\$ E20 N3 W10 N4 W20 S7\$ N7 W5 FST=[YR=2020] W4 S3 E4 N3\$ S3 W4 N2 W13\$ E13 N1 E29 S4 E10 S1 E10 N38\$.	